

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION AGENDA
APRIL 14, 2005

The regular meeting of the Wichita-Sedgwick County Metropolitan Area Planning Commission will be held on **THURSDAY, APRIL 14, 2005**, in the Tenth Floor Conference Room, Wichita City Hall, 455 N. Main, Wichita, Kansas beginning, at **1:30 P.M.** If you have any questions regarding the meeting or items on this agenda please call the Wichita-Sedgwick County Metropolitan Area Planning Department at 316.268.4421.

1. Approval of March 24, 2005 meeting minutes.

❖ **SUBDIVISION ITEMS**

Items 2-1 to Items 2-11 may be taken in one motion unless there are questions or comments.

2. Consideration of Subdivision Committee recommendations from the meeting of April 7, 2005. M.S. Mitchell, Harold Warner Jr., Darrell Downing, Bill Johnson, Gary Gibbs, James Barfield, present. Denise Sherman, absent. Copies of their recommendations have been furnished to the Planning Commission.

Agenda Item 2-1 (SUB2004-140) Approved, vote (6-0); Agenda Item 2-2 (SUB2005-30) Approved, vote (6-0); Agenda Item 2-3 (SUB2005-26) Approved, vote (5-0); Agenda Item 2-4 (SUB2005-31) Approved, vote (6-0); Agenda Item 2-5 (SUB2005-32) Approved, vote (6-0); Agenda Item 2-6 (SUB2005-33) Approved, vote (5-1); Agenda Item 2-7 (SUB2005-34) Approved, vote (6-0); Agenda Item 2-8 (DED2005-07, DED2005-08) Approved, vote (6-0); Agenda Item 2-9 (DED2005-09) Approved, vote (6-0); Agenda Item 2-10 (DED2005-10) Approved, vote (6-0); Agenda Item 2-11 (DED2005-12, DED2005-13) Approved, vote (6-0); Agenda Item 3-1 (VAC2005-06) Approved, vote (5-0); Agenda Item 3-2 (VAC2005-07) Approved, vote (6-0); Agenda Item 3-3 (VAC2005-08) Approved, vote (6-0); Agenda Item 3-4 (VAC2005-09) Approved, vote (6-0); Agenda Item 3-5 (VAC2005-10) Approved, vote (6-0); Agenda Item 3-6 (VAC2005-11) Approved, vote (6-0); Agenda Item 3-7 (VAC2005-12) Approved, vote (6-0); Agenda Item 3-8 (VAC2005-13) Approved, vote (6-0);

- 2-1. **SUB2004-140 – Revised Final Plat – WATERWALK PHASE 1 ADDITION, located north of Kellogg and west of Broadway.**

Engineer: Johnson and Associates, Inc.

Acreage: 6.06

Total Lots: 4

- 2-2. **SUB2005-30 – One-Step Final Plat – SHADOW WOODS RESERVE, located east of 151st Street West and on the north side of Maple Street.**

Engineer: Baughman Company, P.A.

Acreage: 1.4

Total Lots: 2

- 2-3. **SUB2005-26 – One-Step Final Plat – GODDARD SCHOOL ADDITION, located south of Maple and on the east side of 167th Street West.**

Engineer: Ruggles and Bohm, P.A.

Acreage: 44.50

Total Lots: 1

- 2-4. **SUB2005-31 – One-Step Final Plat – WOODED ACRES ADDITION, located west of**

Greenwich Road and north of 31st Street South.

Engineer: Terra Tech Land Surveying

Acreage: 5

Total Lots: 1

- 2-5. **SUB2005-32 – One-Step Final Plat – GORGES’ TIMBER RIDGE ADDITION, located east of 247th Street West and south of 53rd Street North.**

Engineer: Terra Tech Land Surveying

Acreage: 15

Total Lots: 3

- 2-6. **SUB2005-33 – One-Step Final Plat – PAULY-RAUSCH-RICHARDSON ACRES ADDITION, located north of 55th Street South and west of 279th Street West.**

Engineer: Savoy Company, P.A.

Acreage: 2

Total Lots: 1

- 2-7. **SUB2005-34 – One-Step Final Plat – THE ROYAL MAGNOLIA ADDITION, located on the south side of 37th Street North and west of Maize Road.**

Engineer: Savoy Company, P.A.

Acreage: 16.1

Total Lots: 3

- 2-8. **DED2005-07 – Dedication of Street Right-of-Way and DED2005-08 – Dedication of a Utility Easement, for property located south of Central and on the east side of Ridge Road.**

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department – 10th City Hall, 455 N. Main Street, Wichita, Kansas.

- 2-9. **DED2005-09 – Dedication of a Water Easement, for property located south of 21st Street North and on the east side of Tyler Road.**

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department – 10th City Hall, 455 N. Main Street, Wichita, Kansas.

- 2-10. **DED2005-10 – Dedication of Access Control, for property located on the north side of Maple and west of Maize Road.**

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department – 10th City Hall, 455 N. Main Street, Wichita, Kansas.

- 2-11. **DED2005-12 – Dedication of Street Right-of-Way; and DED2005-13 – Dedication of Street Right-of-Way, for property located on the northwest corner of Douglas and Tyler Road.**

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department – 10th City Hall, 455 N. Main Street, Wichita, Kansas.

❖ **PUBLIC HEARINGS – VACATION ITEMS**

ADVERTISED TO BE HEARD NO EARLIER THAN 1:30 P.M.

Items 3-1 to Items 3-8 may be taken in one motion, unless there are questions or comments.

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department – 10th City Hall, 455 N. Main Street, Wichita, Kansas.

- 3-1. **VAC2005-06 – Request to Vacate a platted Utility Easement, located midway between 29th Street and 21st Street North, west of Maize Road and on the north side of Central Park Street.**

- 3-2. **VAC2005-07 – Request to Vacate platted Complete Access Control, located north of 21st Street North and on the east side of Webb Road.**

- 3-3. **VAC2005-08 – Request to Vacate platted Access Control, located south of 29th Street North,**

- approximately ¼ mile east of Ridge Road.
- 3-4. VAC2005-09 – Request to Vacate platted Right-of-Way, located east of Hoover Road, approximately 0.6 mile north of State Highway K-42.
- 3-5. VAC2005-10 – Request to Vacate a platted Utility Easement and Setback, located ¼ mile west of Rock Road, midway between 21st Street North and 13th Street North.
- 3-6. VAC2005-11 – Request to Vacate platted Complete Access Control, located north of Harry Street and east of Meridian Avenue on the east side of Saint Clair Avenue.
- 3-7. VAC2005-12 – Request to Vacate a Portion of a Platted Front Setback, located west of Meridian Avenue and south of 53rd Street North, more specifically southwest of the Sandkey Street – Sandkey Court intersection.
- 3-8. VAC2005-13 – Request to Vacate Restriction of Uses in Platters’ Text, located east of Tyler Road and south of 29th Street North, off of the Pepper Ridge and Meadow Park Streets - intersection.

❖ **PUBLIC HEARINGS – ZONING ITEMS**

ADVERTISED TO BE HEARD NO EARLIER THAN 1:30 P.M.

4. Case No.: ZON2005-03
Request: Sedgwick County Zone change from “SF-20” Single-family Residential and “RR” Rural Residential to “LI” Limited Industrial
General Location: South of 29th Street North, one-fourth mile west of 127th Street East
Presenting Planner: Donna Goltry
MAPC deferrals March 10, 2005 and March 24, 2005
5. Case No.: ZON2005-09 Associated with CON2005-09
Request: Zone change from “SF-5” Single-family Residential to “TF-3” Two-family Residential and Conditional Use to permit more than one duplex on one lot on property zoned “TF-3” Two-family Residential
General Location: At the southwest corner of North Sheridan and Elm
District Advisory Board: Six considered April 4, 2005
Presenting Planner: Jess McNeely
6. Case No.: CON2005-08
Request: Sedgwick County Conditional Use to permit sports fields on property zoned “RR” Rural Residential
General Location: At the northeast corner of 87th Street South and Rock Road
Member City: Derby Planning Commission considered April 7, 2005
Presenting Planner: Scott Knebel
7. Case No.: CUP2005-14 DP283 (ZON2005-10)
Request: The creation of Falcon Falls Commercial Community Unit Plan; and Zone change from “SF-5” Single-family Residential to “LC” Limited Commercial
General Location: On the northwest corner of 45th Street North and Hillside
Presenting Planner: Donna Goltry

8. Case No.: PUD2005-01
Request: The creation of the Royal Magnolia Planned Unit Development
General Location: South of 37th Street North and west of Maize Road
Presenting Planner: Jess McNeely
9. Case No.: CUP2005-12
Request: Amendment #9 to DP195 The Comotara Power Center
Community Unit Plan
General Location: West of Rock Road north of K-96
Presenting Planner: Donna Goltry
10. Case No.: DR2005-12
Request: The City of Valley Center seeks annexation of lands located near the
flood control drainage channel, and adjacent to The City of Valley
Center
Presenting Planner: David Barber
11. Other matters/adjournment.

John L. Schlegel, Secretary
Wichita-Sedgwick County Metropolitan Area Planning Commission